Real Estate Dealers

NEGRO REAL ESTATE DEALERS MAKE GOOD

The Afro-American Investment Co. is Demonstrating That They are in a Position to Give the Very Best Protection and Get the Lowest Price and Terms For Negro Home Buyers.

A CREDITABLE RACE ENTERPRISE

The Afro-American Investment & Employment Co. has just closed a deal with Mrs. Minerva A. Kirkpatrick for the purchase of the Mansion at 1212 Vine street, formerly owned by Mrs. Kate Jordan. This is the largest and most valuable piece of residence property ever sold to a Colored person in Kansas City. Mrs. Kirkpatrick and her two daughters spent ten months in looking at various pieces of property trying to find a home that would meet the requirements. Hardly a day passed during the ten months but that some of the leading real estate firms of Kansas City showed them property or called to see them. During that time the A.-A. I. Co. was the only firm that was able to find property that met their approval. Mr. Wm. Hopkins, the Afro-American salesman, found three places that they were willing to buy and put up earnest money as follows: Eleventh street near Euclid—earnest money put up, thirty minutes too late. The next property decided on was located on Lydia near Fifteenth street. This property was contracted for and earnest money deposited with the Afro-American Investment Co. as agents. The owner of the property refused to consummate the sale owing to the fact that they found out that they were selling too cheap. After exerting every effort to get the deal closed the Afro-American Investment Co. brought suit against the sellers and the court awarded them their commission and $500 damages for Mrs. Kirkpatrick.

Mrs. Kirkpatrick Shows Her Race Pride and Loyalty

The next house selected was also near Fifteenth street and Lydia ave. one owned by a Colored woman who [illegible] A white agent. She informed the owner that she would buy the house if it was sold by the Afro-American Investment Co., as she had explicit confidence in their integrity and ability as real estate agents, but would not buy through a white agent. This sale failed to materialize. Next the Jordan Mansion was considered. Mrs. Jordan wasn't just sure that she wanted to sell, but after taking the matter under consideration for several weeks and by the advice of her son, Mr. Oliver Jordan, and the ultimatum of her daughter, Mrs. Edwards, who said "Mother is getting too old to have the care of such a large house," and she wanted her to sell it and buy a nice little cottage all on one floor, so she could spend her declining years in comfort and without cares, Mrs. Jordan finally consented and instructed the Afro-American Investment Co. to find her a buyer. The proposition was submitted to Mrs. Kirkpatrick and daughters. They turned it down, saying the price was too high. Mrs. Jordan at once cancelled the agency and said she would not sell at all. In a few weeks Mrs. Kirkpatrick made Mrs. Jordan an offer which was $1,000 less than the original price; after some delay Mrs. Jordan accepted the offer and the sale was made.

This article was not put in the paper to let you know that Mrs. Kirkpatrick has bought this most valuable home in Kansas City owned by Negroes, but it is to let the public know that the Afro-American Investment Co. is the only real estate firm that makes a specialty of handling property that is for rent or sale to Negroes. We have been doing business in Kansas City for ten years. We have sold more homes to Negroes than all other dealers combined.

THERE IS A REASON.

We have never sold a piece of prop-

...to with a clear title. We help our customers over the rough places and see that their mortgages are renewed. In fact, we see that every one gets a fair and square deal and look after the best interests of our people as we feel it is our duty. Scores of satisfied customers are willing and ready to testify to the fair and courteous treatment they have received from this company.

Real Estate Dealers — 1914

University Park

The Atlanta Independent 3-21-14

Strictly high-class colored resident park. Located west of the great colored universities of this great city, and on the great thoroughfare and beautiful Ashby Street, Palmetto Avenue, Parsons Street, Beckwith Street and Carolina Avenue. Only two biocks from the campus of Atlanta University; 500 yards of Spellman University and 200 yards of the Atlanta Baptist College.

This property is to the Colored people, what Peachtree Street, Ansley Park, Druid Hills is to the white people. We doubt if the Colored people have ever had an opportunity of buying as high-class residence property before. The lots fronting on Ashby Street have city water, sewer, sidewalks and curbing; street paved; near two car lines; one mile of the Terminal Station; all of these lots have East front; only one Block South of Hunter Street and lie beautifully.

Within a few feet of this property on Ashby St. and enterprising, prosperous and intelligent Colored man has just built and is living in a two-story, nine-room brick residence which cost $8,000, while along the same street are many six-room Bungalows worth $3,500 to $4,000. If you want one of these lots, you had better see us quick, as they have been selling rapidly without our even having advertised.

We also have a six-room house and bath room in the same subdivision, $2,500. Call to see us for prices and terms.

Ware & Harper

Main 1705-6 (Owners) Atl. 1868

No. 724--5 Atl. Natl. Bank Bldg.

Or call on your Real Estate Agent.

G. H. Bowen Makes $40,000.00 Deal

4-19-14.

The Savannah Tribune

SELLS OATLAND ISLAND TO IOWA CORPORATION

Property Bought for Charitable Purposes —Largest Real Estate Deal Ever Made in This City by a Negro.

A real estate deal in which a little less than a half hundred thousand dollars were involved was put through last week by Mr. G. H. Bowen, the hustling Negro real estate dealer of this city.

For the sum of $40,000.00 Oatland Island, near Thunderbolt and bounded by the Wilmington and St. Augustine rivers and Richardson's creek, lying in Chatham county, was sold by Mr. Bowen, agent,to the Sisters of Charity, B. V. M., a corporation of Dubuque, Ia.

Oatland Island, consisting of 4,000 acres, one hundred acres in cultivation, remainder in woodland, is the property of Mr. T. H. Smith of this city.

It is not definitely known for what purpose the Iowa corporation purchased the island, but it was stated by Mr. O'Connor, Chicago agent in fact, who was in the city last week, that it will be used for charitable purposes in connection with the workers of the corporation.

The deal is by all means the largest of the kind ever put through by a local Negro real estate agent and is but one of the many important transactions made by Mr. Bowen since his coming here.

During the three years he has been here, Mr. Bowen has sold a little more than $100,000.00 worth of improved property in the city, disposed of 820 lots at Central Park aggregating in value about $6[illegible],000.00; and sold 320 lots in C[illegible] Park for a total of $65,000

A little over a year ago he attempted to form a corporation of six men to buy in the remainder of the lots in Cann Park, but for some reason the men he tried to interest in the project did not see fit to take it up, so knowing the excellent opportunity for making quick sales on the property he bought it in himself for $17,000. This property he disposed of in little over six months.

Before coming to this city Mr. Bowen was connected with the D. and O. Lott Company, of Waycross, Ga., and the Union Investment Company, of Jacksonville, Fla.

REFORMERS' HALL

The Bee Washington

Former Janitor and Hod Carrier Buys it

ONCE KICKED OUT, NOW RETURNS AS BOSS

JOHN W. LEWIS' RISE FROM JANITOR TO OWNER.

A Remarkable Record of a Hod Carrier to President of a Bank. A Man of the People—Master of Finance—Mr. Wm. A. Bowie, Cashier and Secretary of the Laborers' Mechanic Realty Company.

Never before in the history of Washington among the colored race has it been recorded, that a man has risen from hod-carrier to janitor and from janitor to a master in finance in the commercial world as has Mr. John W. Lewis.

Just a few years ago Mr. Lewis was janitor of the True Reformers' Hall, 12th and You Sts. N. W., having given up his job carrying the hod. So unassuming was Mr. Lewis, until the public did not know whether or not he knew the difference in a one and a ten dollar bill. From his many courtesies, he won for himself some substantial friends; with the determination to do something for his race, he called together a few of those friends and after laying out his plans to his friends, he was encouraged by them to launch his canoe and that they would assist him in setting sail into the financial world. Upon this Mr. Lewis organized the Laborers' Building and Loan Association, and after it was operated successfully for six years he organized the Industrial Savings Bank.

Mr. William A. Bowie, an unassuming but upright, honest Christian man, and one that is loved by all, is secretary of the Laborers Mechanic Realty Company, and cashier of the bank. Mr. Bowie has worked with Mr. Lewis since the beginning of the business, and never has a question arose but what it has not been amicably adjusted. Never were there two men better hooked together than they.

The bank is now doing a tremendous business near the corner of Eleventh and You Streets Northwest.

A few weeks ago that magnificent building of the True Reformers, at Twelfth and You Streets, which cost $65,000 was advertised for sale. No one ever dreamed of any one of the race buying it, and certainly not from the rank and file from which it came. To the surprise of every one, Mr. Lewis walked to the building and made the last bid, which was $30,300. It has been said by some old real estate men that such a deal has not been pulled off here within twenty years.

Mr. Lewis was asked as soon as he purchased the building if he intended to put the bank in that building. He replied "No," that he intended to build a new building for the bank.

The colored citizens of Washington should be proud of Mr. Lewis, and show it by giving the institution their financial support, not because it is a colored institution, but because it is on the same footing as the white banks; it is under the supervision of the Bank Examnier of the United States Treasury, its doors are open to men and women of the Negro race, and gives relief to our people on good security, and you know not when it will be necessary to call upon it for financial support.

This bank should be the mouthpiece of every minister, doctor, teacher, lawyer, business man or layman until we have succeeded in concentrating the finance of our people in the District. Some of us have already become depositors, why not all of us If you cannot deposit but $1.00. You can surely trust him with a dollar, and thereby show Mr. Lewis that we appreciate his efforts to that extent. Have you ever stopped to think how many dollars we waste? Why not put them where you can draw when adversity overtakes you. It is not what we make, but what we save.

Now with reference to the stock, which can be bought for $15.00 a share, $1.50 cash and $1.00 per month on a share until the amount subscribed shall be paid. You can purchase from one to ten shares. All Mr. Lewis should have to do, is just to mention some more of this stock is for sale, say 5,000 shares, and we should [illegible]

d rally around this corporation at once and buy up all the stock on hand and make business for our people, and the greatest financial center in the world, and force him to build a new bank building before 1917.

HIGH RENTS AND POOR WAGES ROBBERY

Afro-American Residents of Chicago Spend Thousands of Dollars Each Year in Exorbitant Rent.

It is to be wondered if many of these have figured how much money they have paid to landlords. Possibly the rents paid by some during the last few years have paid in full for the landlord's property, and this same rent money could just as well have bought a home for the rent payer. When the landlord dies he leaves his property to his family and not to his tenants. If the tenant dies the landlord puts his family out the first time they fail to pay their rent. So to be on the safe side it is better to pay rent to yourself and not be a slave to a landlord.

One of the most prominent real estate firms in this city has a plan whereby you can become your own landlord, so you can be good to yourself and to your own family.

Read Bartlett's ad on the last page of this issue.

TENANTS DEFEND RHODES AV. FLATS

H. D. Sneed and F. W. McCrary Reply to Mr. Wilson's Letter Criticising the Apartments Styled "High-Priced Barns."

Assistant State's Attorney Edward E. Wilson's letter to the Chicago Defender Saturday, June 13, criticising the flats on Rhodes avenue between Thirty-seventh and Thirty-ninth streets, and published under the caption of "Rhodes Avenue Flats High-Priced Barns," was read and discussed all over the city. Tenants of the apartments and their friends were especially interested. From one tenant came the following letter:

Everything O. K. Now.

"Editor Chicago Defender: In reply to Mr. Wilson's criticisms on the Rhodes avenue apartments, will say I'm surprised at a man of his intelligence calling this $65,000 apartment building a barn.

"In the first place, there is not a rear two-room apartment in the building. Every one has a front view of the street; also in front of a most brilliantly lighted arcade, with trees and flowers, and in the center a large fountain. Every room is light and airy.

"Another thing in answer to Mr. Wilson's question, will say the owner has been kind enough to let us stay in this building free of charge until shades and lights were in. Under these conditions we lived here three weeks free of charge, with janitor service and plenty of hot water. Am glad to say everything has been completed now.

"Why not speak something good? There are lots of good features—disappearing beds are another good feature. Aren't they of any value to the tenant. I think the owner deserves much credit for building us such a building as we have never had before. Why doesn't some man of our own race put up one as good, or even worse, for desirable people? No, they won't do it. Then why criticize us for moving into a white man's building at any price?

"I cordially invite Mr. Wilson, if he can, to get me a small apartment from a Colored agent or landlord as nice as mine for the money I pay.

"Very truly yours,

"H. D. SNEED.

"3800 Rhodes avenue, Flat 2."

What a Friend Says.

"Editor Chicago Defender: In reply to Mr. Wilson's letter in last week's Defender, permit me to ask did he inspect this building thoroughly and give it his careful consideration? I have visited a tenant in the building before the painting was completed, and beg to say the floors are, maple, doors are pine. The windows, doors and door frames were being finished as rosewood. Inasmuch as it is soft wood I think the building will be far superior when completed for the money Mr. Martin asks than many of the buildings taken over by Colored agents which we term second-handed, and which are at present occupied by Colored people who are paying as much or more rent for less attractive entrance and less conveniences on inside. I also had the personal pleasure of assisting in the selection of the paper, which costs 50 cents the roll, for decorating this apartment. Every room is light and airy, which is the first thing recommended by the medical profession. I'm exceedingly sorry that we haven't more Mr. Martins to make such efforts for comfort in behalf of our people. I'm afraid your article will have a greater tendency to discourage other Mr. Martins than anything said or done in reference to same by people of our race.

"Respectfully,

"F. W. M'CRAY."

Atlantic City
REVIEW
DEC 15 1916

HELPING THE NEGROES

Buy a Home Movement Will Arouse Interest and Induce Men to Save

Some of the enterprising colored men of the city have started what they are calling the "Buy a Home Movement" stated that the colored people spend more money per capita during the summer season when they are making money than do the colore people of any other city.

He also stated that the rents most of them paid, if applied in the right direction would soon enable them to live in better and more comfortable homes and own them. Most of the colored people are compelled to pay high rents in order to get any kind of decent place in which to live. There is hardly a house on Arctic avenue that can be rented for less than thirty dollars per month. In many cases the rent soars as high as forty-five and fifty dollars per month. Most of the houses are frame in which baths have but recently been put in. They have no heating system except small stoves and are for the most part as airy and col din winter as they are airy and comfortable in summer.

The most unpretentious flat in an apartment house on Arctic avenue costs fro mthirty dollars up per month for six rooms and bath. This kind of rent is paid by men who labor in the hotel for from twenty to twenty-five dollars per month It is true that a number of them, in fact most of them ,have lodgers, but if they can afford to pay such rents by sacrifice and a little more self denial and they will be able to save the first payment to put down on a home and then pay the balance in easy instalments.

A committee has been formed and they will confer with some of the leading real estate men and also they will attempt through the colored business league to get some support and encouragement from the white men's Chamber of Commerce. Another course that will be attempted will be to get the co-operation of one of the banks whereby a home saving fund will be carried just the same as the Christmas fund.

When a certain amount is reached this will be used as the first payment on a home. In many of the larger cities this has been tried with a great deal of success.

Not only will people be urged to buy homes here, but those who cannot affor dto buy in the city will be urged to save and buy in Pleasantville where property and homes can be secured much cheaper. The quick trolley service between Atlantic City and Pleasantville makes it possible for the men to work in the hotels here and live in Pleasantville. The amount saved by living in the off shore town will far overbalance the amount that will have to be spent for car rides in and back from work. "Save and buy a home," is the new motto.